

Flat 5, 2 Palewell Park, East Sheen, SW14 8JG £300,000 Share of Freehold No Chain



A sophisticated urban nest, perfect for savvy buyers or as a rental investment. This period property is situated on the top floor of this beautifully maintained Edwardian house, a short walk to Richmond Park and Mortlake Station, and right in the heart of the village charm of East Sheen which offers a quirky and stylish independent high street bustling with artisan cafes and countless hidden gems perfect for brunch.

- Period 2nd floor flat (top floor)
- Open plan kitchen/living room
- Bedroom
- Bathroom
- Share of Freehold with long lease

This period conversion apartment sits on the 2nd (top) floor of this gorgeous house where Edwardian grandeur mingles with modern conveniences. The property is incredibly well-maintained with stylishly refurbished communal parts. The first impression is a great one.

On the first-floor landing, you find the front door to the flat, and once inside, you are met with an area perfect for shoes and hanging coats, and the staircase which leads up to the main event. The flat is incredibly cheerful being flooded with light thanks to the west facing windows and large skylight. The open plan kitchen and living area has plenty of room for entertaining and relaxing, the kitchen has great storage with a washing machine, fridge/freezer, gas hob and electric oven.

The white bathroom has a shower over the bath and an all-important window for fresh air to flood in.

The bedroom is set apart from the living area down a duo of steps and provides the cosiest of calm spaces.

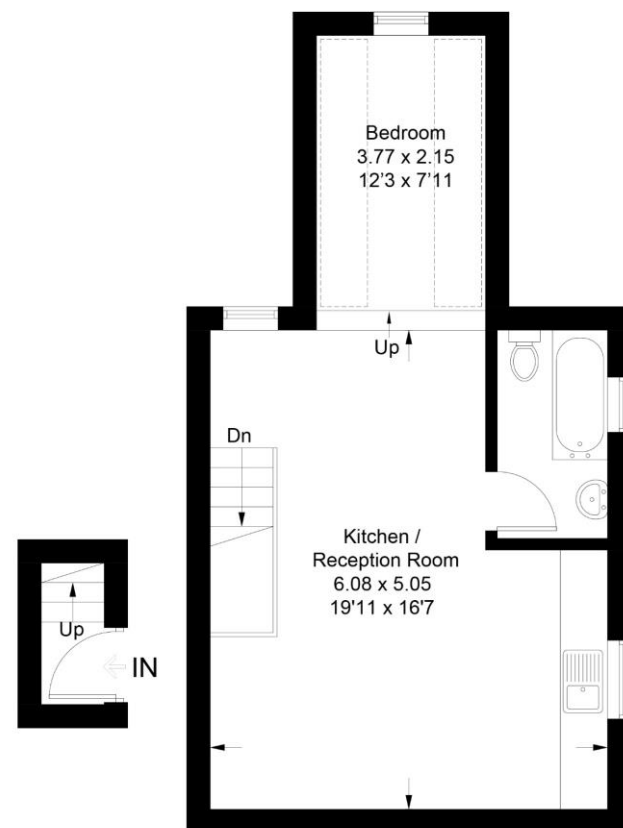
This property is in such a fantastic location within the Royal Borough of Richmond-upon-Thames, and is so close to Richmond Park and Palewell Common, perfect for the outdoor lovers. For the foodies, there are countless cafes and gastro pubs along the Upper Richmond Road as well as trendy independent boutiques.

The transport links are excellent : it is within a very short walk of Mortlake Station (British Rail 22 minutes to Waterloo) and positioned perfectly for very easy access to the M4/M3 and Heathrow Airport.

This cute apartment will make someone a very happy home indeed.

Palewell Park, East Sheen, SW14

Approximate Gross Internal Area = 40.5 sq m / 426 sq ft



First Floor
1.6 sq m / 17 sq ft

Second Floor
38.9 sq m / 419 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Nice to know:

- Share of Freehold
- Lease length remaining – 980 Years unexpired.
- Annual Service charge is £1200.00 due bi-annually in March and September.
- No Ground Rent.
- Richmond Borough Council Tax – Band C £2,012.14 (2024-2025)
- The owners of the properties in the building have their own Management Company (2 Palewell Park Ltd) with sinking fund in place. The property is self-managed between the owners.
- New boiler installed in December 2023 with a 5-Year guarantee.
- Intercom system from the flat to the front door.
- Airconditioning system in the property.
- Underfloor heating in the bathroom.
- Double glazed throughout.
- All contents included in the sale.
- This property is eligible for a parking permit through Richmond Borough Council.
- Energy Performance Certificate – Band D

- The property is currently let under an Assured Shorthold Tenancy, and so if an investor is interested in keeping the tenant in the property, this property provides an excellent return on investment. The lease allows for an immediate 2 months' notice for added flexibility.

